

# Lake Mahopac Peninsula, Country Place of Huguets, Bought by Developers



TYPE OF BUNGALOW AT MAHOPAC.

## BIRDS' EYE VIEW OF MAHOPAC POINT.

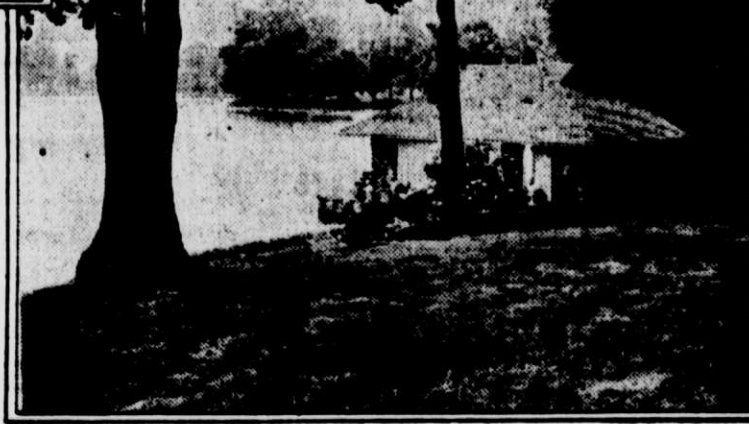
THE Huguets peninsula, in Lake Mahopac, the pretty body of water in the bosom of the hills of Putnam county, has been bought by Leo Bug for development as a fine summer home colony. The promontory is one of the prettiest strips of property in the north country. Held for many years by the Huguets against all sorts of inducements from visitors to Lake Mahopac and its summer attractions, the Huguets were loathe to sell until now. Mr. Bug has bought the stretch of water front under the name of the Mahopac Point Corporation and has already decided on a comprehensive plan for making the peninsula an attractive haven for home seekers. The property extends about half a mile into the lake and is heavily wooded, having been protected by the long tenure of the Huguets, who took great delight in the forest-like appearance of their property.

Mr. Bug has a force of fifty men trimming the trees last week under the direction of horticultural experts in order that the forest of old trees with which the point is covered might all be saved. The property looks like a piece of the Adirondacks set down in the lake, and right at the railroad station. The point's relation to the mainland is such that there are only two entrances, which will be closed by gates, making the colony absolutely exclusive for the residents.

The old Huguets manor house, which is a fine type of old Colonial architecture, has been refitted into an inn. A clubhouse will be built on Sandy Cove Point, which will have bathing accommodations. Sandy Cove Point being the only sandy beach on Lake Mahopac. The clubhouse property will be owned by the residents of the point.

The shore front has been divided into fifty residential plots, each of which is a natural site for a home. Several fine bungalows are in course of construction and will be ready by June. The shore front plots have trees right down to the water front. There are high cliffs and the impression when on the peninsula is that one is hundreds of miles away from civilization.

The plan of development will be similar to that which has been followed by the Country Home League. On the Mahopac Point property, however, care shall be taken to have each house designed to take advantage of the particular natural beauty of its site.



MAHOPAC LAKEFRONT VIEW.

## MODEL TRADE ZONE AIM OF MERCHANTS

Plans on Foot to Increase Possibilities and Facilities of Important Central Section

A model business district where merchants, manufacturers, real estate and transportation heads will cooperate in eliminating the unnecessary friction in industry and commerce due to unscientific methods and lack of teamwork is the aim of the Central Mercantile Association. To realize this ideal the association plans a series of conferences with city officials whose interest in the project would go far toward bringing to focus the plans of the Central Association.

Tentative plans include a development along industrial, residential, transportation and real estate lines. Merchants and manufacturers have been working on a railroad steamship office to assure the maximum efficiency of the central mercantile district's shipping facilities, which include the Chelsea docks and the freight and passenger service of many of the largest railroads.

The City Planning Commission has provided the central mercantile district with restricted zones for residential purposes, both in the Greenwich and Chelsea neighborhoods, where apartments may be built for 120,000 workers in the plans of the district. By accommodating employees near their places of employment business concerns figure a considerable saving in energy, time and money.

Through real estate operators it is planned to erect in the section special structures to accommodate various trades and industries, and a constant campaign will be conducted by the association to inform business men of the facilities of the section.

The association's industrial survey reveals that 80 per cent of the people entering New York reach lower Manhattan through or near the central mercantile district.

Excellent fishing and boating may be enjoyed, while the pure air and water combine to create a most healthful resort. The many excellent highways which radiate in all directions make automobile and driving popular pastimes. Miles of charming roads wind through magnificent shade trees, groves of hemlock and pine, past brooks and lakes and over hill and dale, a constantly changing panorama of imposing beauty.

Schools, churches and stores are conveniently located, and one has the benefit of enjoying a summer vacation among the hills and on the shores of a beautiful lake, with scenery as beautiful as the Berkshires and with all modern comforts and conveniences.

## PROPER HOMES FOR IMMIGRANT LABORERS

National Americanization Committee to Hold Housing Competition.

In an effort to make better citizens of the great number of foreign workmen employed in small communities about the country the National Americanization Committee is about to hold a competition for plans for proper housing for these people. The architects of the country have been invited to take part in the competition, which has been made possible through the creation of a "Roosevelt American First Fund," from which a total of \$1,800 has been set aside for prize money.

It is hoped that the results of this competition will be applicable to housing needs in any community, but they are desired particularly to provide for immigrant workmen and their families an opportunity to live according to American standards and thereby, so far as possible, to eliminate the evils due to the aggregation of large numbers of foreign born laborers in crowded and unsanitary quarters. For it is such quarters, the committee declares, which prevent any progress toward American standards of living among foreign born laborers even after years of residence in America.

The competition is divided into several sections. The first calls for a house for one family only and for a one family house of larger size than the first. The second problem is a dwelling for a family with four lodgers and the third is a boarding house for thirty lodgers. These are to be awarded under each of these headings, a first of \$500 and a second of \$100. The competition is to close on June 1 and the results are to be announced by July 1.

Throughout the country new industries are constantly producing new communities, with the consequent need of supplying dwellings for a large number of employees. During the last year especially such industrial communities have been created with phenomenal rapidity. Towns of 500 have grown into cities of 30,000 within a brief year's time. Men flock by thousands to places where there are plenty of jobs but no dwellings. A large percentage of these workmen are immigrants, and the need of creating American standards of living for themselves. If such standards are not provided for them, and insisted upon, groups of immigrant workmen are bound to follow European standards of living and customs, vitally affecting the social health and prosperity. The community that results from these conditions cannot be an American community.

The committee in charge of this competition finds that most industrial communities of the country in which immigrants are a considerable percentage of the population are now characterized by separate quarters for foreign workmen, with all kinds of makeshift or otherwise unfit dwellings and distinctly un-American standards of living. This committee believes that these conditions are due largely to the fact that not enough attention has been paid to the subject and that plans and suggestions have not been immediately available to meet the sudden and peculiar housing needs that result from the rapid clustering of towns around industries.

The purpose of the competition is to induce good and economical plans for low cost dwellings, which may be used as standard types in the work of the national Americanization committee in directing the attention of manufacturers, property owners and municipalities to the importance of the problem and the factors constituting it, and to provide definite indications for the solution of the particular problems which may be presented.

The housing competition committee in charge of the contest includes: J. G. Schindler, chairman; Chester H. Aldrich, vice-chairman; John Hilder, secretary; Mrs. Vincent Astor, Grosvenor Atterbury, Mrs. Albion Fellows Bacon, Charles W. H. Brown, R. T. Brady, Owen Brainard, F. C. Brown, C. L. Close, E. L. Corbitt, George A. Cullen, Mrs. William Bayard Cutting, Miss Emily W. Dwyer, Gene Dunn, Edward T. Hartman, Dr. Caroline Hedger, J. Willard Helburn, Frances A. Kellor, Morris Knowles, C. Grant La Farge, John L. Mearns, R. T. Parsons, Charles Raymond, Calvin W. Rice and Mrs. Johanna von Wagner.

The judges of the competition will be

## Crown Heights in Brooklyn Centre of Great Building and Buying Boom

Eastern Parkway Heights is in the possession of builders. Union, President, Carroll and Crown streets, running from Bedford avenue as far as Troy avenue, are the centre of the greatest activity this part of Brooklyn has ever seen. The building of apartment houses predominates, but here and there are developments of one family and two family residences.

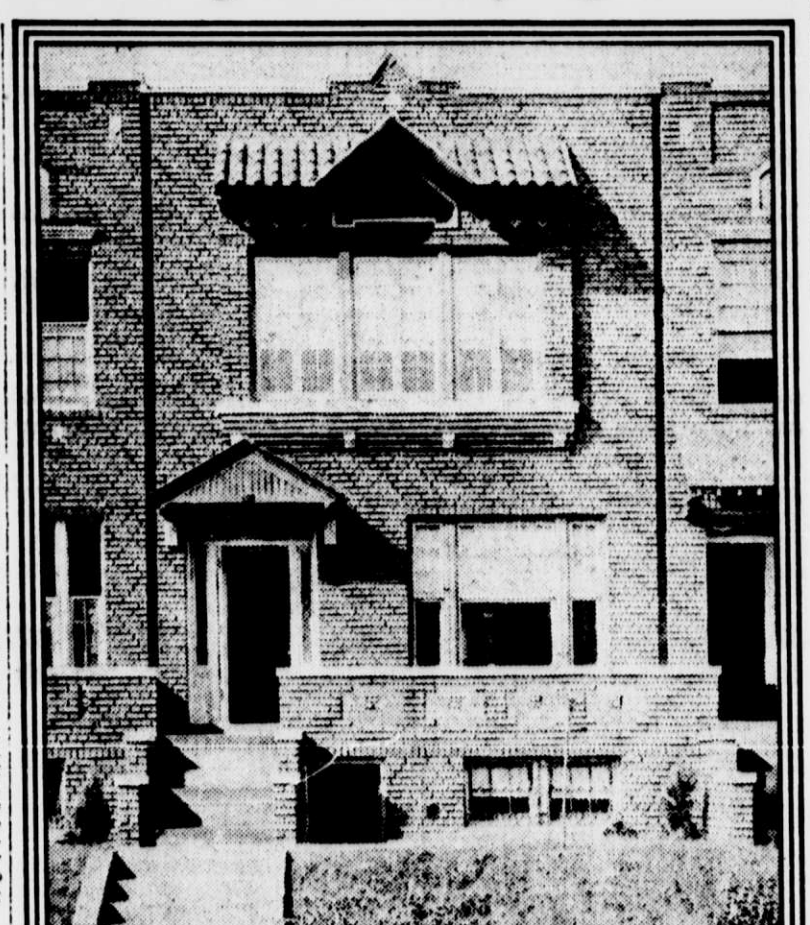
The blocks in this section run from 350 to 260 feet in depth instead of the usual 200 feet. Many builders have taken advantage of this extra depth in run alleys or automobile driveways through the centre of the blocks and many residences with garages attached have been built there within the last few years.

Realty Associates, extensive owners of land in that vicinity, last summer devoted a section of this holdings to an automobile driveway development and have already sold twenty-one houses of the type shown above, on Crown street, between Bedford and Rogers avenues.

In the same block they have twenty-four more under construction.

This driveway and garage space will always be an important factor in a built-up section. From an economical standpoint alone the advantage of having garage and garden spaces back of rows of houses has tended to keep many families in the city who otherwise would have sought such advantages in the country.

In spite of the high prices of material and labor there is not a solitary block in this whole section without a building operation under way. The construction of the subway through Nostrand avenue has caused builders to give attention to parallel avenues, especially Rogers avenue, which has now in three or four blocks, running from Union street to Montgomery street, six big building operations under way.



**BROKER IN Tenth STREET SALE.** William B. May & Co. negotiated the sale of the three dwellings at 55, 55 and 57 East Seventy-ninth street, reported recently. The buyer will erect a dwelling on the plot, which is 41.11 feet wide

**\$175,000 FOR BEAUTIFUL 400 ACRE ESTATE ON BUDD LAKE, MORRIS CO. N.J. 2 MILES FROM NETCONG STA. D.L.&W.R.R. 1200 FEET ABOVE SEA LEVEL. 16 ROOM RESIDENCE, GARAGE, FARMHOUSE**

250 FT. RISE ON WEST SHORE OF LAKE. A MILE OF LAKE FRONT. ABOUT 50 ACRES. 100 ACRES OF FINE WOODLAND MANY SPRINGS AND BROOKS. STABLES, LARGE BARN 100 FEET LONG, MANY OUT BUILDINGS

ALL MODERN IMPROVEMENTS FRUIT TREES, BERRIES & C. LARGE VEGETABLE GARDEN. STONE SPRING HOUSE. AND MODEL BOAT HOUSE. OLD STONE HOUSE RELIC OF THE REVOLUTION. GOOD ROADS

RESIDENCE

SPRING HOUSE

BOAT HOUSE

**SPRING YIELDS 50,000 GALS. A DAY. EXCELLENT RAILWAY SERVICE. FOR PARTICULARS, A. SMITH. 11 WILLOUGHBY ST. BROOKLYN, N.Y.**

**ASTOR COURT APARTMENTS**  
Broadway, 89th & 90th Sts.  
VINCENT ASTOR, Owner

Housekeeping Apartments—6, 7, 8 and 9 rooms, two and three baths.

Renting particulars can be obtained on the premises or at the office of the Owner, 23 West 26th Street.

**RAMAPO HILLS**  
MODERN VERSION OF COLONIAL COTTAGE

7 rooms, tiled bath, extra toilet and lavatory. Steam heat, oak floors, etc. Perch across rear of house commands view of miles over Ramapo Valley and mountains. Half acre plot. One hour out. Neighbors all on large plots. \$1,000 cash; balance, arranged to suit.

M. W. KILLER, 40 West 32d St., N. Y. City.

**ELEVATION 1000 FT.**

**AN ATTRACTIVE ESTATE At a Sho-away Price**  
**Morristown, N. J.**  
WITH 2 1/2 ACRES OR MORE.

Located in the most desirable residential section—the exclusive Normandy Heights and close to the Country Club. Station within a short walk.

A large and comfortable Colonial residence with all modern improvements, garage and outbuildings. Everything in perfect condition—ready to move in. Grounds are ideally laid out in lawns, Italian gardens, fine water old.

For full particulars address H. KING CONKLIN, 605 Broad St., Newark, N. J.

**MAKING BROOKLYN A GREATER HOME CITY**  
70 Flats and Dwellings Which Will Cost Nearly \$1,000,000 Planned Last Week.

Tenement operations featured new construction in Brooklyn last week. Numerically the three classes of buildings were nearly equal, there being thirty-five tenements costing \$588,500, thirty-five small dwellings costing \$130,100 and thirty-three miscellaneous structures costing \$32,500, a total of 103 buildings of an aggregate cost of \$1,049,100.

Five four story brick apartments to cost \$300,000 are to be built on the south side of Seventy-fifth street, west of Third avenue, by the Wolfinger & Lasberg Building Company.

The Hoyt Construction Company will build three four story brick apartments to cost \$60,000 each on the south side of Parkside avenue, at the east corner of St. Paul's place, Flatbush.

In the Williamsburg section the Roebeling Land Company will erect a six story brick tenement on the south side of South Eighth street, west of Driggs avenue, at a cost of \$50,000; Isaac Haft will erect a five story brick tenement on the south side of Wilson street, west of Lee avenue, at a cost of \$45,000, and Philip Schoenfeld will build a six story brick tenement on the north side of South Fourth street at a cost of \$30,000.

A row of ten three story brick tenements to cost \$65,000 are to be built on the south side of Sixty-third street, west of Eighteenth avenue, Bay Ridge, by the Dean Building Company. In the same section, on the south side of Sixty-second street, east of Eighth avenue, William P. Bennett will build five three story brick tenements at a cost of \$30,000, and on the north side of Sixty-eighth street, east of Third avenue, Monroe Steiner & Bro. will erect four three story brick tenements to cost \$30,000.

Morris Solomon will invest \$135,000 in three four story brick tenements to occupy a site on the south side of Union street, east of Schenectady avenue, and the Morris Improvement Company will spend \$75,000 to improve the north-west corner of Powell street and Newport avenue with two four story brick tenements.

The block front on the south side of Twentieth avenue, between Seventy-sixth and Seventy-seventh streets, is to be the site of eight two story frame dwellings to be built by the Special Construction and Contracting Company at a cost of \$24,000.

**REALTY TRUST MOVES.**  
Leaves Old Liberty St. Home for Astor Building Offices.

Realty Trust, incorporated on April 23, 1916, by William Ziegler, the building power man, and during all these years located in the Realty Trust Building at 60 to 64 Liberty street, has taken new quarters in the Astor House Building at Broadway and Vesey street, where it moved yesterday. The old Liberty street building, said to be a century old, was sold recently by the Ziegler estate to Barnum & Everdell, who will erect a tall office building on the site.

The moving of the Realty Trust from its first and only quarters, commemorated the twenty-fifth anniversary of the formation of the company by Mr. Ziegler, who had in mind when he did so the

**John R. Hoyt Will Build Colonial Style Dwelling on Great Neck Site**

A colonial dwelling of the type found in old and quaint residential sections of Long Island and New England is being erected at Great Neck by John R. Hoyt, who recently bought a site in the Kings Point section of this attractive

Long Island residential development. The exterior walls will be covered with large weathered box edged clapboards. The roof is of shingles so designed as to resemble a thatched roof. On both sides of the house will be solar

rooms, one of which might be used as a breakfast room.

The house is near Manhasset Neck and Long Island Sound and its location is considered one of the most desirable found on the Great Neck peninsula.

